

WEST OF TWIN PEAKS CENTRAL COUNCIL
P.O. Box 27112, San Francisco, CA 94127

March 20, 2007

Mr. Dwight S. Alexander, Esquire
President
San Francisco Planning Commission
1660 Mission Street
San Francisco, California 94103

Re: Item 21 File #2003.0347E

Dear President Alexander:

On February 26, 2007 the West of Twin Peaks Central Council, representing sixteen Westside neighborhood organizations voted to request a continuance on action on the Market Octavia Neighborhood Plan unless and until all neighborhood organizations have been notified that the zoning in the Plan may be applied citywide.

The plan seems to introduce two new citywide zoning categories through Planning Code amendments regarding Residential Transit-Oriented Neighborhood District (RTO) and Neighborhood Commercial Transit District (NCT). It is believed that these categories are not specific to the Market-Octavia plan and have further reaching application to all transit corridors.

Whereby our organization is currently reviewing major development plans located on Brotherhood Way, 19th Avenue, the Christian Science lots, Summerhill Homes, San Francisco State long range plan, City College expansion plans, and numerous others, we are obviously concerned for any change to the Planning Code which would increase density and height reclassifications citywide.

Whereby Market Octavia Neighborhood Plan may be innovative for that area, our organization has serious concerns regarding increased housing and density without mitigations and studies on traffic and other preservation of neighborhood character issues.

Sincerely,

Denise LaPointe
President

cc: Vice-President Christina Olague
Commissioner Michael Antonini
Commissioner William Lee
Commissioner Kathhrin Moore
Commissioner Hisashi Sugaya

